

RESOLUTION NO: 25-22

CITY OF BALDWIN
COUNTY OF SHERBURNE, MINNESOTA

MEADOWS OF BALDWIN
PRELIMINARY PLAT APPROVAL

WHEREAS, The Meadows of Baldwin, LLC (the “developer”) is proposing to subdivide property legally described as:

(Warranty Deed - Doc. No. 957267): The North Half of the Southeast Quarter of Section 18, Township 35, Range 26, Sherburne County, Minnesota, EXCEPTING THEREFROM the West 629.75 feet thereof. ALSO EXCEPTING THEREFROM that part described as follows: Beginning at a point on the East line of said North Half of the Southeast Quarter distant 469.00 feet South of the Northeast corner of said North Half of the Southeast Quarter, as measured along said East line of the North Half of the Southeast Quarter; thence Westerly, parallel with the North line of said North Half of the Southeast Quarter, a distance of 455.00 feet; thence Southerly and parallel with said East line of the North Half of the Southeast Quarter, a distance of 259.00 feet; thence Easterly, parallel with said North line of the North Half of the Southeast Quarter, a distance of 455.00 feet to the intersection with said East line of the North Half of the Southeast Quarter; thence Northerly, along the East line of the North Half of the Southeast Quarter, a distance of 259.00 feet to the point of beginning.

WHEREAS, the property is guided for Rural land uses by the Comprehensive Plan; and

WHEREAS, the property is zoned R1, General Rural District; and

WHEREAS, the developer has submitted application for preliminary plat approval to be processed in accordance with Section 910-3-3.B of the Subdivision Ordinance; and

WHEREAS, the Planning Report dated 28 August 2024 prepared by the City Planner, The Planning Company, LLC, is incorporated herein by reference; and

WHEREAS, the Planning Commission conducted a public hearing at their regular meeting on 27 August 2025 to consider the application, preceded by published and mailed notice; based upon review of the application and evidence received, the public hearing was closed and the Planning Commission voted to recommend approval of the application; and

WHEREAS, the City Council considered the application at their meeting on 8 September 2025.

NOW, THEREFORE, BE IT RESOLVED by the Baldwin City Council that based on the foregoing information and applicable ordinances requested preliminary plat is **APPROVED**, subject to the following conditions:

1. The subject property shall be developed in accordance with the preliminary plat and plans submitted to the City subject to the stipulations, limitations, and conditions as approved by the City Council.

2. All stipulations set forth herein shall be the responsibility of the property owner and Developer and all proposed improvements shall be the responsibility of the Developer.
3. All right-of-way dedication shall be subject to review and approval of the City Engineer.
4. The proposed design and construction plans for 138th Street shall be subject to review and approval of the City Engineer.
5. The City Engineer shall review the warrants for establishing the 305th Avenue and 136th Street intersection as a four-way stop concurrent with application for final plat approval.
6. The City Engineer will recommend if additional right-of-way is to be dedicated for 305th Avenue and 136th Street to accommodate future trail construction, subject to review by the Park Committee.
7. Two shade or evergreen trees per acre shall be installed within each lot by the builder.
8. All stormwater management and wetland issues are subject to review and approval of the City Engineer.
9. Proposed primary and secondary drain field sites within Lots 3 and 4, Block 1 identified on the preliminary plat shall be subject to review and approval of the City Engineer.
10. All drainage and utility easements are to be subject to approval of the City Engineer.
11. Park dedication requirements for the preliminary plat are subject to the recommendations of the Park Committee and approval of the City Council
12. The developer shall submit application for final plat approval within one year from the date of City Council approval of the preliminary plat or the preliminary plat approval shall be void.
13. Other requirements and conditions:
 - a. If the updated Site Plans addressing the comments of the resolutions, Staff Memos, or outside agencies necessitate revisions to any of the lot lines or easements on the subject property, then those revisions shall be incorporated into the Final Plat submitted by the Developer. Compliance with these requirements may result in changes to or the removal of lots, easements, or right-of-way, in which case the Developer shall revise the Site Plans and Final Plat as necessary in conformance thereto. If an off-site easement is required to address a comment, then a separate easement document shall be provided to the City for review and approval prior to release of the Final Plat for recording.
 - b. To the extent that there are differences or conflicts between the Site Plans and this resolution, the terms of this resolution shall be controlling unless and until modified by a final plat resolution.

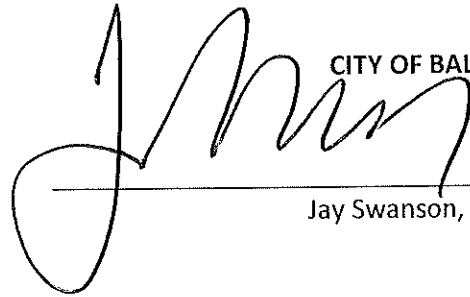
- c. The timing of the construction of the infrastructure improvements on the subject property will be subject to the conditions of a Developer's Agreement between the City and the Developer.
- d. A title commitment shall be provided for the review of the City Attorney before the Final Plat is released for recording.
- e. Financial security in a form approved by the City Attorney and in an amount approved by the City Engineer must be provided by the Developer prior to release of the Final Plat for recording. The Developer's Agreement shall specify the amount of the financial security.
- f. The Developer must reimburse the City for all costs incurred by the City and its consultants in relation to review of the proposed development plans as well as the preparation of the Developer's Agreement.
- g. Individual septic system design is required at the time of building permit application and shall be reviewed and approved by the Building Official.
- h. Building permits shall be required for the new homes which requires submittal of a certificate of survey for individual lots, lowest floor elevations noted and custom grading/erosion control plans are subject to review of the City.
- i. Any new utility lines installed to serve the subject property are required to be placed underground.
- j. The subject property shall be final platted in one phase. Prior to the release of the Final Plat for recording, a Developer's Agreement must be entered into which Agreement(s) will include, but not be limited to, the following:
 - (1) Street and utility construction details, processes, plans, and financial guaranties.
 - (2) Park dedication and other fee requirements.
 - (3) All required approvals from other governmental agencies.
 - (4) Final grading and drainage plans.
 - (5) Maintenance requirements during construction.
 - (6) Financial guaranties.
 - (7) Other planning and engineering items, as appropriate.
- k. The Developer shall be responsible for obtaining and complying with all necessary permits from any other governmental agencies.
- l. The Developer shall incorporate the standards and procedures of the Minnesota Stormwater Manual for site restoration and erosion control measures during the construction process.
- m. Park dedication shall be payment-in-lieu of land dedication. Park dedication fees shall be paid prior to release of the Final Plat for recording as per the City fee schedule in effect at the time of the execution of the Developer's Agreement.

- n. The Developer shall survey all storm water holding ponds as required by the City. The Developer shall be responsible for storm sewer cleaning and pond dredging, as required by the City prior to completion of the development of the subject property.
- o. Additional conditions as determined necessary by the City Planner, City Engineer, and City Attorney as review of the project progresses and is completed.
- p. The Developer is responsible for all costs associated with the processing of this request.

(remainder of page intentionally blank signatures follow)

ADOPTED by the Baldwin City Council this 8th day of September, 2025.

MOTION BY: *Case*
SECONDED BY: *walker*
IN FAVOR: *All*
OPPOSED: *None*


CITY OF BALDWIN
Jay Swanson, Mayor

ATTEST:

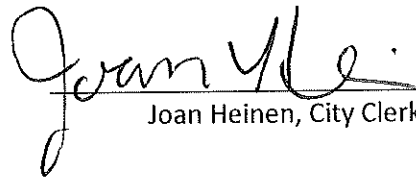

Joan Heinen, City Clerk/Treasurer

EXHIBIT A
LEGAL DESCRIPTION

Parcel A:

The Southwest Quarter of Southeast Quarter of Section 20, Township 35, Range 26, Sherburne County, Minnesota.

Parcel B:

The Southeast Quarter of Southwest Quarter of Section 20, Township 35, Range 26, Sherburne County, Minnesota.

Parcel C:

The Northwest Quarter of Southwest Quarter of Southwest Quarter; and the East Half of Southwest Quarter of Southwest Quarter, Section 20, Township 35, Range 26, Sherburne County, Minnesota